

Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case #ZON-15-04 (Economic Development & Planning)

WHEREAS, Case #ZON-15-04: The applicant is George Brobst, Jr. and the owner is The Old Blue Rooster, LLC. The request is to rezone to the Select Commercial Planned District (SCPD).

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

Section 1. That the action of the Franklin County Rural Zoning Commission is hereby sustained and the application of George Brobst, Jr. (Applicant), for 5952 London Lancaster Road (Parcel #181-001364 and 181-001365), Columbus, Ohio, 43125 being application number ZON-15-04 hereby is approved with the following conditions:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to holding any events at the site.
2. The applicant must apply for and receive commercial building approval from the City of Groveport prior to holding any events at the site.
3. The property owner must combine the two properties that are the subject of the rezoning request.
4. The applicant must install pine trees or other plantings along the eastern and southern edges of the parking area, outside of the right-of-way. Such plantings must be at least 4 feet in height and achieve an opacity of 60% within 2 years. Any planting that does not survive must be replaced within 1 year. All plantings must be Ohio native species and be detailed and approved by the Franklin Soil and Water Conservation District during the Certificate of Zoning Compliance process.
5. The applicant must apply for and receive a Sewage System Installation Permit from Franklin County Public Health.
6. No more than one (1) tent may be used at any time.
7. The development plan must be updated to remove "Tent Site One" from the plan. Any tent used on the site must be located behind the front building line of the shelter house structure, Structure "B" on the development plan.
8. The driveway access to the sheltering structure, Structure "B", may not be used for parking vehicles or food trucks during events.

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9. The driveway to Structure "C" may not be used for event guest parking.
10. No vehicle parking may occur outside of the designated parking area. No vehicle parking is permitted on any grassed areas.
11. Event sounds may not be clearly audible at property lines. A clearly audible sound is any sound for which the information content is unambiguously communicated to the listener, such as, but not limited to, understandable speech, comprehension of whether a voice is raised or normal, repetitive bass sounds, or comprehension of musical rhythms, without the aid of any listening device. A recording device may be used in the enforcement of this limitation to capture the clearly audible noise.
12. Site lighting, including the light illuminating the side of Structure "A", may only be used during events with the exception of building security lighting.
13. A directional sign must be placed at the exit from the parking area, outside of the right-of-way, instructing drivers to turn right only.
14. The dumpster must be screened and located on the site in accordance with Section 505 of the Franklin County Zoning Resolution.

MLB

Cc: Franklin County Economic Development and Planning Department